097.0	0004	0001.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,306,600 /	1,306,600
					USE VALUE:	1,306,600 /	1,306,600
					ASSESSED:	1,306,600 /	1,306,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		FROST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MIRACCO EDWARD J & AMY R
Owner 2:	
Owner 3:	
Street 1:	6 FROST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GOLDEN SERGE -
Owner 2:	MCCABE-GOLDEN MARY -
Street 1:	6 FROST ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 14,900 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1930, having primarily Brick Veneer Exterior and 3338 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	14900.000	698,500	1,200	606,900	1,306,600
Total Card	0.342	698,500	1,200	606,900	1,306,600
Total Parcel	0.342	698,500	1,200	606,900	1,306,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 391.49 | /Parcel: 391.4

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

63530

GIS Ref

GIS Ref

Insp Date

10/18/18

!7929!

PREVIOUS ASSESSMENT

Parcel ID 097.0-0004-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	698,400	1200	14,900.	606,900	1,306,500	1,306,500	Year End Roll	12/18/2019
2019	101	FV	558,200	0	14,900.	606,900	1,165,100	1,165,100	Year End Roll	1/3/2019
2018	101	FV	558,200	0	14,900.	520,200	1,078,400	1,078,400	Year End Roll	12/20/2017
2017	101	FV	558,200	0	14,900.	485,500	1,043,700	1,043,700	Year End Roll	1/3/2017
2016	101	FV	504,100	0	14,900.	416,200	920,300	920,300	Year End	1/4/2016
2015	101	FV	447,700	0	14,900.	372,800	820,500	820,500	Year End Roll	12/11/2014
2014	101	FV	445,100	0	14,900.	345,100	790,200	790,200	Year End Roll	12/16/2013
2013	101	FV	445,100	0	14,900.	329,000	774,100	774,100		12/13/2012

PRINT

Date	Time
12/10/20	22:31:40

LAST REV

Date	Time
06/19/19	14:16:33

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7929

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GOLDEN SERGE,	67919-64		8/30/2016		1,175,000	No	No		
PERRIMON NORBER	54972-333		7/12/2010		790,000	No	No		
CURTIN ROBERT T	25612-402		8/30/1995		422,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/3/2013	1472	Redo Bat	38,800	C				
7/13/2012	880	Manual	21,573					18 PV SOLAR PANELS
6/2/2011	537	New Wind	14,723					REPL 6 WINDOWS
8/15/2008	931	New Wind	32,930					
5/26/2004	415	Re-Roof	11,750					
11/15/1999	780	Redo Kit	51,850					REM KIT

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2018	MEAS&NOTICE	BS	Barbara S
4/5/2017	SQ Returned	MM	Mary M
5/13/2014	External Ins	PC	PHIL C
1/29/2014	Info Fm Prmt	EMK	Ellen K
2/12/2009	Meas/Inspect	189	PATRIOT
11/20/1999	Inspected	263	PATRIOT
10/15/1999	Measured	264	PATRIOT
10/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	63530
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		14900		Sq. Ft.	Site		0	70.	0.58	4									606,901						606,900	

Total AC/HA: 0.34206 | Total SF/SM: 14900 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 606,901 | Spl Credit | Total: 606,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:	1 - Wood Shingl	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	2		
Electric:	7 - PHOTOVOLTAIC		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GV - Good-VG	10.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	10.8	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.10652173
Const Adj.:	1.01489842
Adj $ / SQ:	140.376
Other Features:	138420
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	783025
Depreciation:	84567
Depreciated Total:	698458

COMMENTS

KIT UNDER CONST, RE-CK 2000 SINK IN BSMT/3 RMS IN ATTIC.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 12		BRs: 5		Baths: 2					HB 2		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1999
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

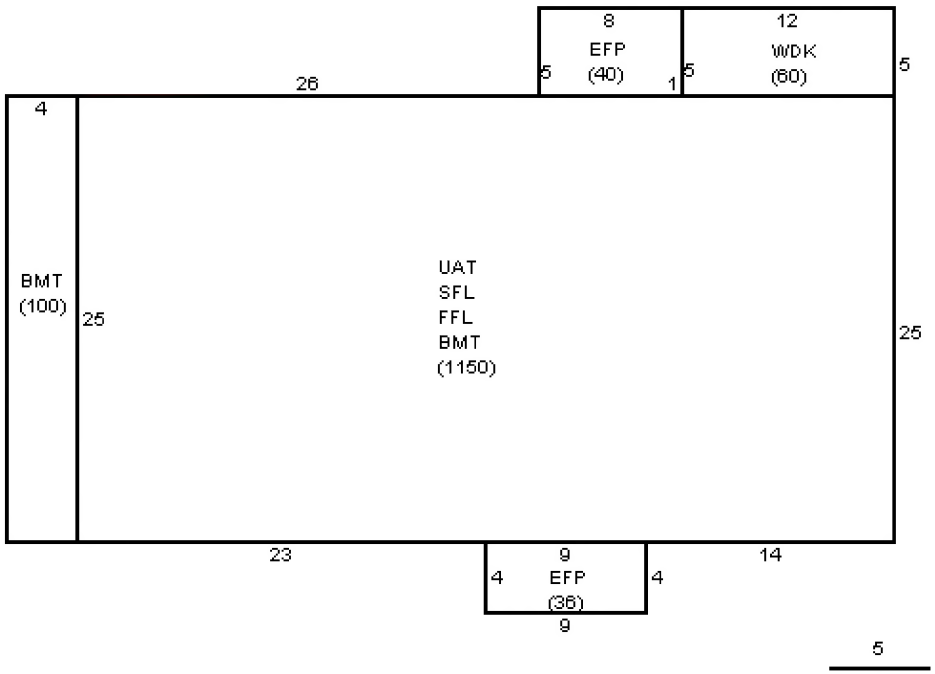
No Unit	RMS	BRS	FL
1	12	5	
Totals			
1	12	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	186.70
Special Features:	0	Val/Su Net:	175.77
Final Total:	698500	Val/Su SzAd	303.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,250	72.430	90,542
FFL	First Floor	1,150	140.380	161,432
SFL	Second Floor	1,150	140.380	161,432
UAT	Upper Attic	288	108.090	31,076
EFP	Enclos Porch	76	63.990	4,863
WDK	Deck	60	16.240	974

Net Sketched Area:	3,974			Total:	450,319
Size Ad	2300	Gross Are	4836	FinArea	3338

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 097.0-0004-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	18X23	A	AV	2017	3.16	T	5	101			1,200			1,200

More: N	Total Yard Items:	1,200	Total Special Featues:		Total: 1,200